

Attachment 3 - Register of Proposed Amendments to Planning Scheme - TEXT

Line	WDRC Item Ref	Topic	Description	Proposed Amendment
1	4a	Planning for Battery Storage Facility uses (red tape reduction measure)	<p>"Battery Storage Facility" is now a use recognised within the planning framework in Queensland, since the commencement of the <i>Planning Amendment Regulation 2022</i> on 16 December 2022.</p> <p>The current Planning Scheme (Version 3) does not specifically include or address this use. Consequently, any Material Change of Use for a Battery Storage Facility is presently Impact Assessable development and the Planning Scheme does not include any specific strategic guidance or criteria to guide application or assessment for such uses.</p> <p>By virtue of the introduction of the new Regulated Use term and typical drafting approach to most Planning Schemes in Queensland, from the commencement of the Amendment Regulation of December 2022, "Battery Storage Facility" uses will have become generally impact assessable across the board in all circumstances, if and until such time as a Local Government makes/amends its Planning Scheme or gives effect to an Instrument such as a Temporary Local Planning Instrument.</p> <p>If this Proposed Amendment Package is progressed efficiently and expeditiously, it will likely be one of the first to specifically address and plan for this new use. This will also mean it will be one of the first to put a plan-making proposal on this matter to the State for State Interest Review, particularly in terms of establishing a framework for Code Assessment of the use.</p> <p>Industry and interested stakeholders will have the opportunity to review any proposed amendment relating to this use and provide feedback during the public consultation process.</p>	<ul style="list-style-type: none"> <li>- <b>Schedule 1, Tables SC1.1.1 and SC1.1.2, Definitions</b> - Use and use definition for Battery Storage Facility have been inserted.</li> <li>- <b>Part 3.2.2(5), Strategic Intent</b> - Insertion of a new high level strategic statement recognising renewable energy as integral to the future of the region [in addition to mining and petroleum related development referred to in (3) and (4)] added.</li> <li>- <b>Part 3.3.9.2(6), Strategic Element - Industrial Land Use and Development</b> - Specifically included "Battery Storage Facility", to the already listed uses of High Impact Industry, Renewable Resource Facility and Special Industry considered appropriate in the Special Industry Area.</li> <li>- <b>Part 5, Table of Assessment Tables 5.5.5 (Low Impact Industry Zone), Table 5.5.6 (Medium Impact Industry Zone), Table 5.5.7 (High Impact Industry Zone), 5.5.10 (Rural Zone) and Table 5.5.12 (Community Facilities Zone)</b> - Rows inserted for "Battery Storage Facility" use making it Code Assessable below stated megawatt hour thresholds for respective Zones and identifying the applicable Codes. An Editor's Note has been added flagging potential accepted development and ancillary use considerations.</li> <li>- <b>Part 6, Zone Codes 6.2.5 (Low Impact Industry Zone), 6.2.6 (Medium Impact Industry Zone), 6.2.7 (High Impact Industry Zone), 6.2.10 (Rural Zone), 6.2.12 (Community Facilities Zone Code) and 6.2.13 (Recreation and Open Space Zone)</b> - "Battery Storage Facility" has been included in the list of consistent uses for the Low Impact Industry, Medium Impact Industry, High Impact Industry, Rural, Community Facility and Recreation and Open Space Zones.</li> <li>- <b>Part 9, Development Codes</b> - A new <b>Use Code</b> for "Battery Storage Facility" has been developed and added into the Development Codes. This Code will provide guidance for Planners and applicants, as well as facilitate conditioning, for these uses. It presently only includes Overall Outcomes and guiding notes as the Assessment Benchmarks, in recognition of the circumstances that the industry, the technology and planning in this space is still evolving.</li> </ul>

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				<p><b>Note:</b> The proposed amendments in the tables in Part 5 have adopted a Megawatt Hours (MWh) threshold approach to categorising development as Code or Impact Assessable. This approach and the thresholds proposed have been informed by the latest publicly available guidance on planning for Battery Storage Facilities. Two key documents reviewed in the drafting process were:</p> <ul style="list-style-type: none"> <li>· <i>Battery Storage Facilities - Guidance for Local Government</i>, Queensland Government (Department of State Development, Infrastructure, Local Government and Planning), Dec 2022.</li> <li>· <i>Battery Energy Storage Systems   Guidance Report</i>, GHD Pty Ltd (for Australian Energy Council Limited), Mar 2023.</li> </ul> <p>The latter of these resources outlines and recommends the threshold approach and advocates the following thresholds with respect to approach to assessing risks and impacts:</p> <ul style="list-style-type: none"> <li>· less than 50 MWh;</li> <li>· between 50 MWh and 250 MWh;</li> <li>· between 250 MWh and 1,500 MWh; and</li> <li>· greater than 1,500 MWh.</li> </ul> <p>As this is a rapidly evolving industry involving emerging technologies, there are presently limited examples of and limited reported information on operational experiences associated with 1,500+MWh Battery Storage Systems.</p> <p>Application of the precautionary principle is accepted and embedded within Section 5 of the <i>Planning Act 2016</i> and best practice planning.</p> <p>On this basis, the proposed amendments retain the Impact Assessable Category of Assessment (which is presently the case in the Western Downs Region anyway) for all Battery Storage Facility uses above 1,500MWh regardless of Zone.</p> <p>This means that even in the Rural Zone where outside the Special Industry Area, it is proposed that these large capacity Battery Storage Facilities would be Impact Assessable development.</p> <p>However, a Battery Storage Facility on land within the Rural Zone and the Special Industry Area will be Code Assessable development in all circumstances.</p>

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				<p>As understanding and experience of such Facilities improve from a Planning perspective, this aspect of the Proposed Amended Planning Scheme could be reviewed.</p> <p>In the meantime, strategic support and a framework to aid assessment (ie the Code) can be referenced and applied in the case of applications that are Impact Assessable.</p>
2	10	Non-residential uses (including in particular, Health Care Services) in the Low Density Residential Zone	<p>Revises the level of assessment and Planning Scheme requirements (particularly regarding aesthetic and amenity impacts) for non-residential uses (including Health Care Service uses) establishing or expanding within the Low Density Residential Zone.</p> <p>Past experience applying the Planning Scheme revealed that such development was Code Assessable but with few use specific considerations, despite occurring in a Zone with residential intent. Enabling Health Care Services in proximity to the client community in a considered and managed way (in terms of adverse aesthetic and amenity impacts), was also discussed in preparing these proposed amendments.</p>	<ul style="list-style-type: none"> <li>- <b>Part 6.2.8.2(5) Overall Outcomes Low Density Residential Code</b> - A reference to "Health Care Service" is included in the stated examples of small-scale, non-residential uses that may be considered appropriate in the Low Density Residential Zone.</li> <li>- <b>Part 6.2.8.3, Table 6.2.8.1 Assessment Benchmarks of the Low Density Residential Code</b> - New performance and corresponding Acceptable Outcomes have been included at Performance Outcome/Acceptable Outcome 6 to PA/AO11 have been included for non-residential uses, with regard to maintaining residential character and amenity. PO12 has been amended to have regard to the newly inserted Outcomes and all subsequent PO/AOs have been renumbered accordingly.</li> <li>- Subsequent Performance and Acceptable Outcomes have also been renumbered.</li> </ul>
3	31	Operational Work where associated with a Material Change of Use or Reconfiguring a Lot in a Flood Hazard Area	<p>Reduce the Category of Assessment for Operational Work in the High and Extreme Flood Hazard Areas from Impact Assessable to Code Assessable, where it is associated with a Material Change of Use or Reconfiguring a Lot. The Material Change of Use and Reconfiguring a Lot applications in these circumstances are to remain Impact Assessable development. Operational Work not associated with a Material Change of Use or Reconfiguring a Lot would also remain Impact Assessable.</p> <p>This proposed amendment arose from past instances of applying the current Planning Scheme for development that involved Operational Work which was associated with a Material Change of Use or Reconfiguring a Lot in the High and Extreme Flood Hazard Areas.</p>	<p><b>Part 5, Table 5.10.1, Table of Assessment, Overlay, heading "Flood Hazard Overlay", row starting "Operational Work"</b> - Parameters in Categories of Development and Assessment column amended for Operational Work in a mapped Flood Hazard Overlay Area, to provide that if the Flood Hazards are assessed as part of a related Impact Assessable Material Change of Use or Reconfiguring a Lot application, the highest level of assessment for the Operational Work component, if assessed on its own, is Code Assessable.</p> <p><b>Note:</b> The only changes proposed relating to the Flood Hazard Overlay are this change and the insertion of an additional part to existing Acceptable Outcomes.</p> <p>No revisions have been made affecting the manner or extent to which the Planning Scheme reflects the State Planning Policy. To do so is beyond the scope of the minor/typographical matters and Business Improvement Package.</p>

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			<p>Where all forms of development were elevated to Impact Assessable due to the Flood Hazard Overlay, it resulted in community (including submitter) confusion, as well as increased application requirements and fees where the Operational Work component was applied for separately from (often after) the related Material Change of Use or Reconfiguring a Lot has been approved.</p> <p>An example - The application and approval process for the Dalby Hungry Jacks - Amending the Planning Scheme in this way still requires the Flood Hazard Overlay Code to be applied in the Code Assessment of any application for Operational Work in the High or Extreme Flood Hazard Areas.</p>	
4	1	Applicability of Accommodation Activities Code to Tourist Park uses	Apparent oversight in current Planning Scheme where Code Outcomes for Tourist Park uses are included in the Accommodation Activities Code. However, for some Zones, the Tables in Part 5 do not operate to apply the Accommodation Activities Code to that use. Amendment to rectify this issue.	<p>– <b>Part 5, Table of Assessment, Table 5.5.4 (Township Zone), Table 5.5.10 (Rural Zone)</b> - Accommodation Activities Use Code is inserted as a relevant Assessment Benchmark where a Tourist Park use is accepted subject to requirements or Code Assessable development.</p> <p><b>Note:</b> Table 5.5.12 (Community Facilities Zone) and Table 5.5.13 (Recreation and Open Space Zone) also checked. It was found Accommodation Activities Code had already been appropriately included in those instances.</p>
5	3	Refinement of acceptable outcomes provided in Flood Hazard Overlay Code	Amendment to improve the manner in which the Flood Hazard Overlay Performance Outcomes are achieved by the corresponding Acceptable Outcomes in relation to fencing and other landscaping treatments impeding the flow of flood water across land in a Flood Hazard Area and preventing cumulative impacts which result in unexpected hydrological changes and impacts.	<p><b>Part 8.2.4, Table 8.2.4.1 at Acceptable Outcome 6.2 (for Extreme Flood Hazard Area), Acceptable Outcome 10.2 (for High Flood Hazard Area) and Acceptable Outcome 14.2 (for Medium, Low and Potential Flood Hazard Area) of the Flood Hazard Overlay Code</b> - A new acceptable outcome requiring that development does not involve block or solid walls or fences, garden beds or other structures more than 100mm in height or the planting of dense shrub hedges that would impede the flood conveyance function of land has been inserted.</p> <p>The corresponding Performance Outcomes already require flood conveyance function of land to be maintained. This does not represent any change to Planning Policy in the Region, but an improvement in the implementation of intent arising from past experience applying the Planning Scheme. Acceptable Outcomes are an expression of one accepted way a developer may go about achieving a corresponding Performance Outcome. They do not prevent appropriate alternate measures from being proposed with justification, assessed and applied.</p>

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				<p><b>Note:</b> The only changes proposed relating to the Flood Hazard Overlay are this change and the insertion of an additional part to existing Acceptable Outcomes. No revisions have been made affecting the manner or extent to which the Planning Scheme reflects the State Planning Policy. To do so is beyond the scope of the minor/typographical matters and Business Improvement Package.</p>
6	4b	Revising the Category of Assessment for Major Electricity Infrastructure uses in the Community Facilities Zone (infrastructure facilitation/red tape reduction measure)	<p>The Planning Scheme currently makes any new or materially expanded Major Electricity Infrastructure use in the Community Facilities Zone subject to Impact Assessment. In contrast, this use of land is currently subject to Code Assessment if, in the Rural Residential Zone and is the expansion of an existing Major Electricity Infrastructure, or in the Rural Zone.</p> <p>It is acknowledged that the Community Facilities Zone can occur in rural or urban areas.</p> <p>Comparative review undertaken of how other Planning Schemes address this circumstance. Project Team ultimately recommend applying the same parameters to reduce the category of assessment for Major Electricity Infrastructure in the Community Facilities Zone, as applies in the Rural Residential Zone. This approach also allows for a degree of consistency across the Planning Scheme.</p>	<p><b>Part 5, Table of Assessment, Table 5.5.12 (Community Facilities Zone)</b> - A new row is inserted into the Table for Major Electricity Infrastructure use and Columns 2 and 3 of Table populated in a manner consistent with Major Electricity Infrastructure in the Rural Residential Zone (Table 6.2.11). This provides a reduction in the Category of Assessment for this use in defined circumstances (expansion of an existing and known use of the land), otherwise the use remains Impact Assessable development.</p>
7	23	Strategic recognition of history and connection to landscape of Traditional Owners and neighbouring Indigenous and Torres Strait Islander Communities	<p>Review of Strategic Framework 3.2.1(7) which references the Western Downs being "discovered in the 1800s" and expressly recognise Traditional Owners and other Aboriginal and Torres Strait Islander people and their respective connections to country and landscapes encapsulated within the Western Downs Region.</p> <p>Amendments prepared in conjunction with Cultural Heritage Team of Department of Seniors, Disability Services and Aboriginal and Torres Strait Islander Partnerships. This change is an incremental improvement and is not intended to substitute for dedicated consultation and a separate body of work which would be required to more fully advance the purpose of the <i>Planning Act 2016</i> (in accordance with Section 5 of the <i>Act</i>).</p>	<p><b>Part 3.2.1(4) to (8), Strategic Intent, Regional, Local and Historical Context</b> - The existing text has been amended in consultation with the Cultural Heritage Team of the Department of Seniors, Disability Services and Aboriginal and Torres Strait Islander Partnerships.</p> <p><b>Local Government Administrative Matters, Part 1.7.4 Aboriginal Cultural Heritage Duty of Care</b> - An administrative section inserted with intent to improve developer and prospective developer awareness of the Aboriginal Cultural Heritage duty of care which applies separately from and in addition to the Planning framework in Queensland.</p>

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			<p>To do so requires a body of work which is beyond the scope of this project, however, it was considered important to take this immediate opportunity to remove and improve certain strategic content of the Planning Scheme.</p>	
8	33	<p>Revise the Category of Assessment for Nature-based Tourism incorporating accommodation (as compared to Tourist Park use).</p>	<p>Nature-based Tourism is a separate regulated use term from Tourist Park in Queensland's Planning framework. Nature-based Tourism means -</p> <p><i>"The use of premises for a Tourism Activity, including Accommodation for Tourists, for the appreciation, conservation or interpretation of:</i></p> <p><i>(a) an area of environmental, cultural or heritage value; or</i></p> <p><i>(b) a local ecosystem; or</i></p> <p><i>(c) the natural environment."</i></p> <p>The use implies a direct connection to activities undertaken in environmentally and/or culturally sensitive contexts. In relation to Accommodation Activities, amend the current Planning Scheme to differentiate based on potential impacts between Nature-based Tourism and Tourist Park (which includes for instance, Campgrounds, Caravan and Cabin Parks).</p>	<p><b>Part 5, Table of Assessment, Table 5.5.4 (Township Zone), Table 5.5.10 (Rural Zone), Table 5.5.12 (Community Facilities Zone) and Table 5.5.13 (Recreation and Open Space Zone)</b> - For a Nature-based Tourism use, Code Assessment row has been updated to include Accommodation Activities as an exclusion and a new row for Impact Assessment <i>"In all other circumstances"</i> (which picks up circumstances including where involving Accommodation Activities) has been added.</p>
9	34	<p>Revise Categories of Development and assessment for Operational Work for Advertising Devices</p>	<p>Seek to only require approval for third party advertising devices on land.</p> <p>On review of this matter, it was determined that when read in its entirety, the current Planning Scheme does in fact already operate to give effect to this sought intent, however, due to drafting and formatting approach used in the current Planning Scheme there is risk of complication/confusion to effective interpretation and application.</p> <p>Revisions made which improve layout and readability of the Planning Scheme with regard to Operational Work generally, but there is no resultant change made to how Planning Scheme regulates Operational Work (including for third party advertising devices).</p>	<p><b>Part 5, Table of Assessment, Table 5.8.1, Operational Work</b> - Table reformatted to improve readability, but no change to effect. Editor's Note also inserted to assist in guiding readers to additional content relevant to interpreting the Table but located elsewhere in the Planning Scheme.</p>

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10	36	Use and Category of Assessment for Craft Brewing and Small-batch Distilling (red tape reduction measure)	Review Queensland Government factsheet "Supporting the Craft Brewing Industry through Planning Schemes", as well as revised approaches being adopted by other Local Governments (eg Logan and Sunshine Coast). Consider opportunities to clarify the use term which applies to Craft Brewing and Small-batch Distilling and amendments that may be made to support/better facilitate such uses in appropriate locations).	<p><b>Schedule 1, Table SC1.1.2, Industry Thresholds</b> - Craft Brewing has been added to Low Impact Industry use if below 300,000 litres a year or Medium Impact Industry use if above 300,000 litres a year. Distilling was already included and remains in Special Industry if above 2,500 litres per year and below that would likely fall into Medium Impact Industry (Food/Drink/Pet Food).</p> <p><b>Part 5, Table of Assessment, Table 5.5.1, Major Centre Zone</b> - A new row added for Low Impact Industry use in Major Centre Zone to facilitate reduction in the Category of Assessment specifically for Craft Breweries. All other Low Impact Industry Activities in the Major Centre Zone remain Impact Assessable. For this reason, the Consistent/Inconsistent Use Tables in the Major Centre Zone have not been changed with regard to Low Impact Industry uses, but other Code provisions accommodate this exception.</p> <p><b>Note:</b> A wholesale review of industry thresholds (ie within Schedule 1.1.2) has not been undertaken and is considered beyond the scope of this project.</p>
11	42	Revise Category of Assessment for Reconfiguring a Lot for the purposes of creating an access easement to a formed road	Amend Table 5.6.1 to make Category of Assessment for Reconfiguring a Lot for the purpose of creating an access easement to a formed road Code Assessable in all Zones and identifying relevant Codes to apply as relevant Assessment Benchmarks.	<b>Part 5, Table of Assessment, Table 5.6.1, Reconfiguring a Lot</b> - inserted by way of additional text added to existing last row of Table (which also applies to Reconfiguring a Lot for the purpose of boundary realignment where no new lots created).
12	50	Refining Acceptable Outcomes provided in Reconfiguring a Lot Code for minimum access easement width	<p>The Reconfiguring a Lot Code does not presently specify an acceptable minimum width for access easements.</p> <p>In consultation with Council's Consultant Development Engineer, a width of 10 metres would be an appropriate measure to specify.</p> <p><b>Note:</b> Acceptable Outcomes are an expression of one accepted way a developer may go about achieving a corresponding Performance Outcome. They do not prevent appropriate alternative measures from being proposed with justification, assessed and applied.</p>	<b>Part 9.3.4, Reconfiguring a Lot Code, Table 9.3.4.1, AO6.2</b> - A new Acceptable Outcome has been inserted which provides that any vehicle access provided by way of an access easement has a minimum width of 10 metres.

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13	54	Streetscape quality for Domestic Outbuildings (Garage/Carport) within standard front boundary setbacks in Low Density Residential Zone	<p>Performance Outcome 4 of the Low Density Residential Zone Code has been reviewed. Interplay between Building Assessment provisions under the <i>Building Act</i> (including the <i>Queensland Development Code</i>) and the Planning Scheme in regulating such matters has been considered. There are regulatory limitations to what aspects of Building Work a Planning Scheme may regulate.</p> <p>Performance Outcome 4 already allows for "<i>building character and appearance</i>" matters to be used in assessment and conditioning in the event minimum frontage setbacks are not met. Very minor change proposed to include the term "Domestic Outbuildings" in the corresponding Acceptable Outcome to provide consistency of terminology and flag relationship between Planning Scheme and Building Assessment provisions.</p>	<p><b>Part 6.2.8, Low Density Residential Zone Code, Table 6.2.8.1, Acceptable Outcome 4.1</b> - A very minor editorial change which does not alter the effect of the Acceptable Outcome. In the event Acceptable Outcome 4.1 is not met by the proposed development, Performance Outcome 4 would be referred to in assessment and conditioning.</p>
14	66	Review whole of Planning Scheme to update/improve alignment with recent amendments to the <i>Planning Regulation 2017</i>	<p>A number of regulatory amendments to the <i>Planning Regulation 2017</i> have come into effect in recent times, some of which affect the content and interpretation of Planning Schemes.</p> <p>A summary of regulatory amendments is available at:  <a href="https://dsdmipprd.blob.core.windows.net/general/planning-regulation-2017-schedule-of-amendments.pdf">https://dsdmipprd.blob.core.windows.net/general/planning-regulation-2017-schedule-of-amendments.pdf</a>.</p> <p>Review the Planning Scheme to make amendments that improve alignment of the Planning Scheme with the current <i>Planning Regulation</i>.</p>	<p>Various edits made throughout the Planning Scheme document to reflect the <i>Planning Regulation</i> (refer to marked-up version of Proposed Amendment), including:</p> <ul style="list-style-type: none"> <li>- <b>Schedule 1, SC1.1 and SC1.2, Definitions</b> - All use and administrative terms and definitions cross-checked and updated to reflect regulated requirements for use and administrative terms and definitions as set out in Schedules 3 and 4 of the <i>Planning Regulation</i> respectively.</li> <li>- Related to above - Included Battery Storage Facility use and changed all existing references to "Non-resident Workforce Accommodation" to "Workforce Accommodation" throughout. Definition for "Rural Workers' Accommodation" among others updated.</li> <li>- Removed outdated content from Planning Scheme related to "Community Residence" and "Forestry for Wood Production" uses. For this reason, Part 5.4 of the Planning Scheme is no longer used (but remains, as to have removed that part entirely would have caused the reference numbering throughout the entire Planning Scheme to be amended.).</li> <li>- Also related to first point, "Household" and "Dwelling House" definitions updated, including to remove requirements for relationship between occupants.</li> </ul>



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				<ul style="list-style-type: none"> <li>- <b>Part 6.2.8.2, Low Density Residential Zone Code</b> - Purpose statement for Low Density Residential Zone Code updated to comply with the requirements of Schedule 2 of the <i>Planning Regulation</i>.</li> </ul>
15	82	Review and refine Overlay provisions and mapping for Extractive Industries	<p>The current OM-007 Extractive Industries Overlay map series including a range of mapping data related to Extractive Industries, including Key Resource Area mapping, certain pipeline mapping and a large suite of different mineral resources layers.</p> <p>When referred to in conjunction with the Overlay triggers in Table 5.10.1 under the heading "Extractive Industry Overlay" there can be confusion as to which maps are Overlay trigger maps and which are for information only purposes.</p> <p>The "EI" notation in Table 5.10.1 is intended to indicate that only the OM-007 maps relating to Extractive Industries (not the Mineral Resources maps) are Overlay triggers. This project also represents an opportunity to update the currency of the various layers used in the mapping. The State Planning Policy (SPP) requires that Planning Schemes appropriately integrate the SPP in relation to Key Resource Areas and various pipeline infrastructure.</p> <p>Section 4B of the <i>Mineral Resources Act 1989</i> requires that "mining tenements" are mapped in a Planning Scheme and that a Note must be included that "<i>Interested persons may obtain details of the mining tenement from the Chief Executive of the Department which administers the Mineral Resources Act 1989</i>".</p> <p>Under that <i>Act</i>, a "mining tenement" is defined as a mining claim, mineral development licence or mining lease. The <i>Act</i> does not require other mineral resources layers be mapped in the Planning Scheme.</p>	<ul style="list-style-type: none"> <li>- <b>Schedule 2 Maps</b> - The mapping of mineral resources layers including Authority to Prospect (ATP), Exploration Permit Coal (EPC), Exploration Permit Mineral (EPM), Petroleum Facility Licence (PFL), Petroleum Lease (PL), Petroleum Pipeline Licence (PPL) are omitted from the Planning Scheme.</li> <li>- <b>Schedule 2 Maps</b> - Insert new Category of mapping called "Other Planning Scheme Maps" (OPSM) for information only mapping to distinguish it from "Overlay Maps" (OM) mapping sets.</li> <li>- Up-to-date mapping data from GeoResGlobe used to produce new OPSM maps of Mineral Resources - Mineral Development Licence and Mineral Resources - Mining Lease.</li> </ul> <p><b>Note:</b> While Mining Claim (MC) is also a mining tenement required to be mapped in the Planning Scheme, there are presently no Mining Claims issued within the Western Downs Local Government area, so there is presently no corresponding mapping layer to include.</p> <p><b>Note:</b> High Pressure Pipeline mapping from SPP mapping incorporated into OM-006 map series.</p> <ul style="list-style-type: none"> <li>- <b>Part 1.7.5, Mining Tenements</b> - A new administrative section inserted for compliance with the <i>Mineral Resources Act</i> requirements for Planning Schemes.</li> </ul>

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16	85	Boundary setback provided in Major Centre Zone Code	<p>There is scope for the drafting and readability of current Acceptable Outcome 4 in the Major Centre Zone Code to be improved and it presently is not clear with regard to the acceptable rear boundary setbacks.</p> <p>Also consider potential amendment items, WDRC Ref 85 and 93/1, when making revisions.</p> <p>In the current Planning Scheme, Acceptable Outcome 4.6 of the Mar Centre Zone Code includes typographical errors including the need for a space in between “and” and “structures” and the heading above Acceptable Outcome 4.6 should state “Where the site adjoins a site with a Dwelling House” for clarity. It also does not address rear setback in some circumstances.</p>	<ul style="list-style-type: none"> <li>- <b>Part 6.2.1 (Major Centre Zone Code), Table 6.2.1.1, Acceptable Outcome 4.1 to Acceptable Outcome 4.3</b> - The Acceptable Outcomes have been restructured based on front, side and rear boundary setbacks respectively (rather than based on building height in current Planning Scheme). Clarified and in some instances increased the acceptable rear boundary setback (ie setback to residential and industrial land of 6 metres and in other circumstances 3+ metres).</li> </ul> <p><b>Note:</b> Aerial imagery has been reviewed to inform proposed amendment and in many cases due to car parking and site coverage requirements, rear setbacks are provided for existing development. There are some exceptions in older established buildings backing onto laneways, particularly in Dalby, where a 0 setback is provided. Car parking provision and vehicle ingress/egress safety are now likely a consideration which would benefit from setback to lanes as the Acceptable Outcome. Acceptable Outcomes are an expression of one accepted way a developer may go about achieving a corresponding Performance Outcome. They do not prevent appropriate alternative measures from being proposed with justification, assessed and applied.</p> <ul style="list-style-type: none"> <li>- <b>Part 6.2.1 (Major Centre Zone Code), Table 6.2.1.1, AO4.4 to AO4.6</b> - Acceptable Outcomes 4.4. to 4.6 are now redundant and have been omitted.</li> </ul>
17	91	Requirements for Secondary Dwellings in the Accommodation Activities Code	<p>Review requirements for Secondary Dwellings. The Acceptable Outcomes in the Accommodation Activities Code in the current Planning Scheme require a Secondary Dwelling be attached to the Dwelling House and have a maximum Gross Floor Area of 50m<sup>2</sup>.</p> <p>The parameters in most cases are not achievable or practical, particularly in the Rural context, and are therefore ineffective in facilitating Secondary Dwellings, where potentially appropriate. The current requirement can also result in poor or inefficient design outcomes.</p>	<ul style="list-style-type: none"> <li>- <b>Part 9.2.1, Table 9.2.1.1, Performance Outcome 1, Accommodation Activities Code</b> - Performance Outcome 1 has been revised to remove reference to the relationship between occupants of a Dwelling House and Secondary building (consistent with recent amendments to the <i>Planning Regulation</i>).</li> <li>- <b>Part 9.2.1, Table 9.2.1.1, Acceptable Outcome 1(b), Accommodation Activities Code</b> - Acceptable Outcome 1(b) has been revised to allow additional Dwellings to be separated from the Dwelling House, up to 10m in a Residential or Township Zone and 50m in a Rural Residential or Rural Zone (more generally consistent with similar provisions in Planning Schemes of other Local Governments of a similar character).</li> </ul>

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				<ul style="list-style-type: none"> <li>- <b>Part 9.2.1, Table 9.2.1.1, Acceptable Outcome 1(c), Accommodation Activities Code</b> - Acceptable Outcome 1(c) has been revised to increase the acceptable maximum gross floor area of an additional Dwelling from 50m<sup>2</sup> to 80m<sup>2</sup> (more similar to equivalent provisions in Planning Schemes of other Local Governments of a similar character and an increase on the current provisions).</li> <li><b>Note:</b> Any changes here will be subject to any provisions relating to Secondary Dwellings provided by the <i>Planning Regulation</i> (including in Schedule 6 for Residential Zones and by recent amendments to regulated use and administrative definitions).</li> <li>- <b>Part 9.2.1, Table 9.2.11, Accommodation Activities Code</b> - Inserted an Editor's Note within row of "Dwelling House (Secondary Dwelling)" heading to raise awareness of potential that Schedule 6, Part 2 of <i>Planning Regulation 2017</i> may apply to the exclusion of the Planning Scheme, particularly if in the Low Density Residential Zone.</li> </ul>
18	92	Revise category of development and assessment for Rural Workers' Accommodation uses in the Rural Zone [and Caretakers' Accommodation uses in various Zones]	<p>In Table 5.5.10 of the Rural Zone of the current Planning Scheme, the applicable Category of Assessment for Rural Workers' Accommodation is determined by a subjective requirement to demonstrate need and that the use is ancillary.</p> <p>Such parameters are not definitive and are not appropriate for the purpose of the Tables in Part 5. It is noted that Acceptable Outcome 25.2 of the Accommodation Activity Code is concerned with "demonstrated need" which is also not an appropriately crafted Assessment Benchmark as an Acceptable Outcome. Any requirement regarding "demonstrated need" should at the lowest level, be stated in a Performance Outcome.</p> <p>On further review of this issue, it was also found that in a number of instances throughout Part 5, the Category of Assessment for Caretaker's Accommodation is to be determined against similarly subjective and indefinite parameters.</p>	<ul style="list-style-type: none"> <li>- <b>Part 5, Table 5.5.10 (Rural Zone) Table of Assessment</b> - Table of Assessment for the Rural Zone removed subjective parameters including demonstrated need for Rural Workers' Accommodation. An Editor's Note has also been inserted into Table 5.5.10 for awareness of and to reflect the amendments to the <i>Planning Regulation 2017</i> which work to now make some Rural Workers' Accommodation Accepted Development regardless of the Planning Scheme.</li> <li>- <b>Part 9.2.1, Table 9.2.1.1, Acceptable Outcome 25.1 and Acceptable Outcome 25.2, Accommodation Activities Code</b> - Acceptable Outcome 25 has been amended to remove the requirement to provide a demonstrated need for Rural Workers' Accommodation and it has been inserted into Performance Outcome 25. Acceptable Outcome 25.1 to strengthen the acceptable limitations on the use to require that accommodated rural workers are employed in Rural Activities on the same premises. These limitations, together with the other Acceptable Outcomes in all applicable Codes and read in conjunction with the Accepted Development option available via Schedule 6 of the <i>Planning Regulation</i>, should appropriately reduce the scale and risk of Rural Workers' Accommodation establishing under the Accepted Development subject to the requirements' pathway in the Planning Scheme (ie without the need for a development application).</li> </ul>

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				<p><b>Note:</b> Regulated use definition for "Rural Workers' Accommodation" has been updated consistent with the <i>Planning Regulation 2017</i>.</p> <p>– <b>Part 5, Table of Assessment, Table 5.5.5 (Low Impact Industry Zone Code), Table 5.5.6 (Medium Impact Industry Zone), Table 5.5.7 (High Impact Industry Zone), Table 5.5.10 (Rural Zone), Table 5.5.12 (Community Facilities Zone) and Table 5.5.13 (Recreation and Open Space Zone)</b> - References to subjective and otherwise inappropriate parameters for Caretakers' Accommodation, such as demonstrated need and being an ancillary use have been removed.</p> <p><b>Note:</b> In many cases, particularly Industry Zones, a reduced Category of Assessment is only given for Caretakers' Accommodation where involving only minor Building Work (defined administrative term) or no Building Work (so in an existing space), otherwise it is Impact Assessable. Performance Outcome 12 and corresponding Acceptable Outcomes in the Accommodation Activities Code apply to Caretakers' Accommodation (ie maximum gross floor area of 100m<sup>2</sup>, located where Non-residential Activity is carried out, only one Caretaker's Accommodation on a site).</p> <p><b>Note:</b> In the Rural Zone, Caretakers' Accommodation is Impact Assessable, however, note the separately available use of Rural Workers' Accommodation, which attracts reduced application and assessment requirements.</p>
19	93/1	Major Centre Zone - Setbacks		Refer to Item 85 above.
20	12a	Operational Work – Rural Areas and Urban Areas		Refer to Item 31 above.
21	40	Major Electricity Infrastructure in the Community Facilities Zone		Refer to Item 4b above.
22	65	Battery Storage	-	Refer to 4a above.

Line	WDRC Item Ref	Topic	Description	Proposed Amendment
23	70	Facilitating Community-scaled Batteries		Refer to 4a above.
24	71	Short-term Accommodation	Variously throughout the current Planning Scheme this use term is written with and without a hyphen. Revise for consistency with regulated requirements for use terms set out in the <i>Planning Regulation</i> throughout the whole of the Planning Scheme.	All instances reviewed and revised as applicable through the Planning Scheme (refer to marked-up proposed amendment).
25	97/1	Error in Operational Work Code table titling	Table 9.4.3.1 is currently titled "Advertising Devices Code" but should read "Operational Work Code".	<b>Table 9.4.3.10, Operational Work Code</b> - The Table title has been corrected to Table 9.3.3.1 Operational Work. The Table number has also been amended in the course of a reference numbering review across the whole Planning Scheme.
26	3	Typographical error in AO5 of Flood Hazard Overlay Code	AO5 references "High" Flood Hazard, when corresponding PO5 relates to "Extreme" Flood Hazard Area. Similar issue in Note under PO12.	<b>Part 8.2.4, Table 8.2.4.1, Acceptable Outcome 5, Flood Hazard Overlay Code</b> - Administrative amendment replacing the word "High" with the word "Extreme".  <b>Part 8.2.4, Table 8.2.4.1, Performance Outcome 12, Flood Hazard Overlay Code</b> - Administrative amendment replacing the word "Extreme" with the word "Medium" in the "Note--" section.
27	7	Titling error of table in Operational Work Code	Table title says "Advertising Devices", which needs to be corrected to say "Operational Work" to reflect the topic of the Table content.	<b>Part 9.3.3, Table 9.3.3.1</b> - Replaced the words "Advertising Devices" with the words "Operational Work".
28	8	Reference numbering typographical error in the Transport, Access and Parking Code	What should be AO16 is missing the "O".	<b>Part 9.3.5, Table 9.3.5.1, Acceptable Outcome 16, Transport, Access and Parking Code</b> - Error corrected.
29	13	Reference numbering typographical errors in the Low Density Residential Zone Code	Performance Outcome 5 incorrectly named Acceptable Outcome 5 and no (9) in Overall Outcomes - correct referencing accordingly.	<b>Part 6.2.8, Performance Outcome 5, Low Density Residential Zone Code</b> - These errors have been corrected.

Line	WDRC Item Ref	Topic	Description	Proposed Amendment
30	14	Inconsistent referencing of High Landscape Value Area in Table 5.10.1	Under the Scenic Amenity Overlay heading there are references to "High Value Area" which for appropriate cross referencing with mapping, should be "High <b>Landscape</b> Value Area". Amend for consistent use of terminology.	<b>Part 5.10, Table 5.10.1, Scenic Amenity Overlay Code</b> - Corrected two administrative errors by inserting the missing word "Landscape".
31	23	Missing town references in Strategic Plan	At 3.6.1(3) of the Strategic Plan the urban areas listed are incomplete. Correct error.	<b>Part 3.6.1(3)</b> - "Chinchilla" and "Wandoan" added to the list of urban areas.
32	47	Formatting error in Rural Residential Zone Code heading	Heading 6.2.11 Rural Residential Zone is a larger font than the other headings of this level. Amend formatting.	<b>Part 6.2.11, Rural Residential Zone</b> - The heading has formatting corrected.
33	55	Revise formatting in Accommodation Activities Code	Odd formatting of dot points - tidy up formatting consistency.	<b>Part 9.2.1, Accommodation Activities Code</b> - The formatting has been corrected for consistency.
34	56	Typographical error in Bushfire Hazard Overlay Code	PO1(a) should start with "The" – not "he".	<b>Part 8.2.3, Table 8.2.3.1, PO1(a) Bushfire Hazard Overlay Code</b> - An administrative error has been corrected (replaced "he" with "The").
35	57	Revise formatting in Extractive Industry Code	Remove excessive spacing between words.	<b>Part 9.2.3, Extractive Industry Code</b> - Excessive spaces removed within the Extractive Industry Code. This was an issue throughout the Planning Scheme so entire document has been reviewed and revised for this formatting issue.
36	59	Reference to design standards in the Transport, Access and Parking Code	Check if any of the design guides (eg Austroads, Manual of Uniform Traffic Control Devices, Street Lighting standards) have changed since the Planning Scheme was originally developed.	<b>Refer to Item 95/1 below.</b>
37	60	Typographical error in Township Zone Code	AO3.5 needs a full stop at the end for consistency.	<b>Part 6.2.4, Table 6.2.4.1, Acceptable Outcome 3.5, Township Zone Code</b> - A grammatical error was corrected by adding a full stop. This was a common consistency issue throughout the Planning Scheme so entire document has been reviewed and revised for this and various other formatting issues.

Line	WDRC Item Ref	Topic	Description	Proposed Amendment
38	61	Formatting inconsistency in Stormwater Overland Flow Path Overlay Code	AO1.1 to AO1.4 - Should the OR and AND be bold? Review and revise for consistent style.	Refer to Item 60 above.
39	62	Reference to design standards in Recreation and Open Space Zone Code	Check if any lighting design standards have changed and require updating.	Refer to Item 95/1 below.
40	63	Inconsistent formatting of Code headings	Observed that some Code headings are italicised and some are not. Review and revise for consistency of style.	Refer to Item 60 above.
41	67	Reference numbering errors in Stormwater Overland Flow Overlay Code	Review and revise sequence labelling of AOs for PO1.	<b>Part 8.2.10, Table 8.2.10.1, Acceptable Outcomes for Performance Outcome 1, Stormwater Overland Flow Path Overlay Code</b> - The content is restructured and renumbered for improved clarity and sequential Acceptable Outcome numbering.
42	68	Typographical error in High Impact Industry use definition	Within High Impact Industry use definition in Table SC1.1.2, there is a missing space between the words "for" and "an".	<b>Schedule 1, Table SC1.1.2, Definitions</b> - Inserted missing space between words in definition for High Impact Industry.
43	69	Inconsistency formatting in Reconfiguring a Lot Code	Revise table format – Performance Outcome and Acceptable Outcome page headings are not aligned with each new page (eg see pages 40 and 41).	This and various other formatting edits have been made throughout the Planning Scheme document to improve consistency in presentation.
44	74	Typographical errors and inconsistent formatting in Transport, Access and Car Parking Code	The word "Dwelling" is missing from the end of Column 2 for the Dual Occupancy use in the Table of Car Parking Generation Rates. There are also spacing inconsistencies between rows in this Table.	<b>Part 9.3.5, Table 9.3.5.2, Transport, Access and Parking Code</b> - "dwelling" inserted into Column 2 for Dual Occupancy use and Table formatting revised.

Line	WDRC Item Ref	Topic	Description	Proposed Amendment
45	76	Reference numbering error in Bushfire Hazard Overlay Code	Acceptable Outcome 3.3 should be Acceptable Outcome 2.3 as there is no Performance Outcome 3.	<b>Part 8.2.3, Table 8.2.3.1, AOs for PO2 - Bushfire Hazard Overlay Code</b> - AO numbering corrected.
46	77	Referencing error in Low Density Residential Code	Reference should be "Performance Outcome 5" not "Acceptable Outcome 5".	<b>Refer to Item 12 above.</b>
47	78	Typographical error in Biodiversity Overlay Code	A space needs to be inserted after "MSES".	<b>Part 8.2.2, Table 8.2.2.1, Biodiversity Areas Overlay Code</b> - The missing space inserted after "MSES" in sub-heading and in Performance Outcome 2.
48	79	Formatting consistency for Notes and Editor's Notes throughout Planning Scheme	Need to be consistent with the way we write Notes (eg no space before hyphen, long dash instead of short, Note text)	All instances reviewed and revised as applicable through Planning Scheme (refer to marked-up proposed amendment).
49	80	Reference numbering error in Low Density Residential Zone	AO4.4 is missing bullet (b) - insert and edit all subsequent references.	<b>Part 6.2.8, Table 6.2.8.1, AO4.4, Low Density Residential Zone Code</b> - subsection numbering corrected.
50	89	Review and update Schedule 4 entries	Check list to determine if Preliminary Approvals Overriding the Planning Scheme have lapsed or remain in effect - update accordingly.	<b>Schedule 4 Notations required under the <i>Planning Act 2016</i></b> - This content has been reviewed and updated.
51	90	Review and update content and formatting of Schedule 1	The row widths in the definitions are inconsistent in terms of formatting. Some rows have excessive space beneath them. All definitions to be cross-checked with regulated requirements.	<b>Refer to Item 66 above.</b>
52	94/1	Typographical error in Major Centre Zone	At AO4.6 a space is required between "andstructures".	<b>Refer to Item 85 above.</b>



Line	WDRC Item Ref	Topic	Description	Proposed Amendment
53	95/1	Review and revise references to design standards, including in Transport Code and Community Facilities	For example, AS1428 - Design access and mobility referred to in Part 6 (page 93) and Part 9 (page 10) has been updated. Various other standards have also been superseded or updated since Planning Scheme commenced.	Referenced sources throughout Planning Scheme reviewed and revised as applicable, including for example: <ul style="list-style-type: none"> <li>– References to Australian Standards throughout reviewed and updated (including for consistency in referencing throughout the Planning Scheme).</li> <li>– Reference to superseded <i>Radiation Protection Standard for Maximum Exposure Levels to Radiofrequency Fields – 3 kHz to 300 GHz (2003)</i> replaced with current <i>Standard for Limiting Exposure to Radiofrequency Fields – 100 kHz to 300 GHz (2021)</i>.</li> <li>– References to outdated Floodplain Management in Australia: Best Practice Principles and Guidelines (2000), replaced with reference to "the latest available edition of the Australian Disaster Resilience Handbooks, Managing the Floodplain: A Guide to Best Practice in Flood Risk Management in Australia and Evacuation Planning, prepared by the Australian Institute for Disaster Resilience".</li> <li>– Reference to Bridge Design Code 1992 updated to the latest published version of AS/NZS5100 - Bridge Design and Austroads Guide to Bridge Technology.</li> </ul>
54	96/1	Reference numbering error in Rural Activities Code	In Table 9.3.4.1 at PO14, restart numbering (a), (b), (c).	<b>Part 9.2.5, Table 9.2.5.1, Performance Outcome 14, Rural Activities Code</b> - The numbering of Performance Outcome 14 which read (d), (e) and (f) has been amended to (a), (b) and (c) respectively.
55	93/2	Inaccuracies in Part 5.3.1	An administrative error has been noted in 5.3.1(5) of the Table of Assessment (see page 2) which is highlighted below. Specifically, Section 5.3.1(5) identified Section 5.5 referring to Schedule 6 of the <i>Planning Regulation 2017</i> when it should list Section 5.4.	<b>Part 5.3.1, Strategic Element - Agriculture</b> - Revised and corrected.
56	94/2	Revised Part 5.4	Section 5.4 within the Table of Assessment, needs to be checked to determine if the references to Schedule 6 of the <i>Planning Regulation 2017</i> are current and if additional references to the <i>Planning Regulation 2017</i> are required based on recent amendments by the State Government.	<b>Refer to Item 66 above.</b>

OTHER

Line	WDRC Item Ref	Topic	Description	Proposed Amendment
57	NEW	Part 10 - Other Plans	Inserted required content in relation to Surat Basin Infrastructure Corridor State Development Area.	<b>Part 10 Other Plans</b> - A new Part and required content inserted recognising the State Development Areas within the Western Downs Region.
58	NEW	Community Residences Code and references throughout	Outdated State Code and references to be removed throughout. Schedule 6 of the <i>Planning Regulation 2017</i> now prevails.	References removed throughout, including from Tables in Part 5 and Code from Part 1.2, Part 5.4 and Part 9.1 to reflect changes to the <i>Planning Regulation 2017</i> .
59	NEW	Part 5.4	No longer relevant. Also rectify references to it which have carried over from QPP (and likely erroneously left after alignment amendment) where it is referred to as Tables in Section 5.5. (which are actually the Material Change of Use Categories of Development and Assessment Tables).	Amended to include Note that Section 5.4 is not in use. Adopted this approach instead of removing and renumbering, due to the extent throughout the document that Sections 5.5 and 5.10 are referenced.
60	NEW	Part 5.9	Includes Western Downs Health Precinct but does not include the various threshold Precincts for the Rural Residential Zone. Just review to ensure 5.3 works.	Addressed through amendments to Part 5.3(8).
61	NEW	Forestry for Wood Production Code and references throughout	Schedule 6 and Schedule 13 of the <i>Planning Regulation 2017</i> now prevail. Planning Scheme would only apply to Forestry for Wood Production if development is not compliant with Schedule 13 of <i>Planning Regulation 2017</i> .	References removed throughout, including from Tables in Part 5 and Code from Part 1.2, Part 5.4 and Part 9.1.
62	NEW	Caretaker's Accommodation	Some of the AS2R requirements are not definitively determinable/quantifiable - "demonstrated need"	<b>Refer to Item 92 above.</b>
63	NEW	References to "Operational Works" throughout	Changed to "Operational Work" (no "s") throughout for consistency and alignment with <i>Planning Act/Regulation</i>	All references to "Operational Works" amended to "Operational Work" throughout the Planning Scheme.
64	NEW	Consistency in Part 5 Table	Change the Assessment Benchmarks to read "The Planning Scheme" consistently where the Category of Assessment is "Impact Assessment".	<b>Part 5, Table of Assessment</b> - Change the Assessment Benchmarks to read "The Planning Scheme" consistently where the Category of Assessment is "Impact Assessment".

Line	WDRC Item Ref	Topic	Description	Proposed Amendment
65	NEW	Noise sensitive use in Rural Activities Code	<p>Investigate the need to use the term "noise sensitive use" in the Rural Activities Code context, as opposed to the regulated administrative definition being "sensitive land use".</p> <p>This is also the only instance of this term being used in the Planning Scheme, other than in Schedule 1, Table SC1.2.1.</p>	<p><b>Part 9.2.5, Table 9.2.5.1, Performance Outcome 6, Rural Activities Code</b> - It is recommended Performance Outcome 6 be amended by replacing "noise sensitive use" with "sensitive land use".</p> <p><b>Schedule 1, SC1.2, Definitions</b> - The definition of "noise sensitive use" has been removed from from Table SC1.2.1.</p>
66	NEW	Schedule 5 - Infrastructure Designations	Update to reflect current list.	<b>Schedule 5, Designation of Premises for Development</b> - Content reviewed and updated (in consultation with the Department of State Development Infrastructure, Local Government and Planning's Infrastructure Designation Team).
67	NEW	Referencing to "Special Industrial Areas" throughout	Review for consistency throughout. Include reference to relevant mapping and Editor's Note to flag 1.7.2.	References revised throughout and Editor's Note included (eg see Part 3.3.9.1(4), Table 5.5.10, Part 6.2.10).
68	NEW	Various other revision opportunities identified in course of drafting	Various other minor, administrative and typographic corrections.	<b>As shown in the marked-up version of the proposed amended Planning Scheme document.</b>